

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700Email: sys@pegasus-arc.com URL: www.pegasus-arc.com**PUBLIC NOTICE FOR E-AUCTION****Sale of Immovable Property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 & 9 (1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as **Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus)**, having being assigned the dues of the below mentioned borrower along with underlying security interest by RBL Bank vide Assignment Agreement dated 31/03/2021 under the provisions of SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities on 30/09/2023. The Authorized Officer of Pegasus has taken physical possession of the below described secured asset being immovable property on 28/10/2022 under the provisions of the SARFAESI Act and Rules thereunder.


THE DETAILS OF THE AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	1. M/s. Bhakti Garments (Borrower), 2. Kushal Bharat Tawati (Co-Borrower/Guarantor) and 3. Archana Nagesh Chavan (Co-Borrower/Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 94,54,749.95/- (Rupees Ninety Four Lakhs Fifty Four Thousand Seven Hundred Forty Nine and Paise Ninety Five Only) as on 10/09/2021 plus interest at the contractual rate and costs, charges and expenses thereon from 11/09/2021 till the date of payment realisation, any time before the said sale.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Mr. Kushal Tawati and Archana Nagesh Chavan All that piece and parcel of Basement Commercial Unit/Office bearing no. 8/11, admeasuring 650 sq.ft.. carpet area i.e. built up area 72.45 sq. mtrs. in the basement in the building known as "Parmar Classic" at 'Parmar Classic Condominium', situated at Survey No. 390/413, House No. 897, Synagogue Street, Camp, Pune – 411001 and bounded as follows: On or towards the East: Road-Synagogue Street, On or towards the West: Staircase to lift well, On or towards the South: Common Passage & Gul CHS, On or towards the North: Unit No.12.
CERSAI	Security Interest ID – 400032706237 Asset ID- 200032652690
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 86,40,000/-
Earnest Money Deposit	Rs. 8,64,000/-
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Property	On 25/09/2023 between 11:00 a.m. to 01:00 p.m.
Contact Person and Phone Number:	Mr. Navin Sharma 7045303744, Ms. Prerana Aadhav 8879802170
Last date for submission of Bid/Bid:	29/09/2023 till 5:00 pm
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 30/09/2023 from 11.00 am to 1:00 pm.

This publication is also a fifteen (15) days' notice to the aforementioned borrowers/guarantors under Rule 8 & 9 (1) of The Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontiger.net> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support : 079-68136805/68136837 Mo.: +919978591888, Email : ram-prasad@auctiontiger.net and support@auctiontiger.net.

AUTHORISED OFFICER**Place: Pune****Pegasus Assets Reconstruction Private Limited****Date: 14/09/2023****(Trustee of Pegasus Group Thirty Nine Trust-1)**



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का स्वतंत्र
एक परिवार एक बैंक

Zonal office: Pune City Zone
"Yashomangal" 1183-A, F.C. Road, Shivajinagar,
Pune - 411005, Ph : 020-2557 3347
Email : legal_pcr@mahabank.co.in

POSSESSION NOTICE (Appendix IV under the Act-Rule-8(1))

Whereas the undersigned being the Authorized Officer of the **Bank of Maharashtra**,under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) (54 of 2002) Rules, 2002 issued **Demand Notices** on the dates as mentioned below calling upon the following Borrowers to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said Notice. The Borrower as well as Guarantor having failed to repay the amount, Notice is hereby given to the Borrowers and the Public in general that the undersigned has **taken Possession** of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said Rules on the dates mentioned below.


The Borrower as well as Guarantor in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Bank of Maharashtra** for the amounts mentioned below.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Sr. No.	Name of Branch & Borrower	Outstanding Amount in Rs.	Date of Demand Notice Date & Type of Possession
1	Branch : Sahakarnagar 1) M/s Parco Pharmaceuticals 2) Mr Shyam Manohar Dalal and 3) Mrs. Smita Shyam Dalal	Rs. 27,88,887/- (Rupees Twenty Seven Lakh Eighty Eight Thousand Eight Hundred Eighty Seven Only) plus unapplied interest @ 11.20% p.a. with monthly rest w.e.f. 14/06/2023, apart from penal interest, cost and expenses till date of payment of the entire dues, minus recovery if any	14/06/2023 12/09/2023 Symbolic
The details of the property mortgaged to the Bank and taken possession by the Bank is as follow: Plot and building at GAT No. 22/3, At Mauje Nasrapur, Tahsil - Bhor, Dist- Pune.			
2	Branch: Kothrud Mr. Mustak Razzak Tamboli and guarantor, Mr. Jitendra Nivrutti Sonawane	Rs. 8,99,641.00 (Rupees Eight Lakh Ninety Nine Thousand Six Hundred Forty One only) plus unapplied interest thereon	10/02/2020 12/09/2023 Physical
The details of the property mortgaged to the Bank and taken possession by the Bank is as follow: Flat No.5, Second Floor, situated at S. No. 41, Hissa No. 1/13, area 4 R, Shri Swami Samarth Residency, Warje Pune, admeasuring 360 Sq. Ft. i.e. 33.45 Sq. Mtrs.			

Date : 12/09/2023
Place : Pune

Authorised Officer & Chief Manager,
Bank of Maharashtra, Pune City Zone



बैंक ऑफ बड़ोदा
Bank of Baroda
भारत सरकार का स्वतंत्र
एक परिवार एक बैंक

Sadar Bazar, Satara Branch.
Ramvilas Manor, Shivaji nagar co-operative Housing Society.
Sadar Bazar, Tal.and Dist . Satara Pin 415001 Ph. 9850716454
E-mail- DBSATA@bankofbaroda.com

POSSESSION NOTICE RULE 8(1)
(For Immovable Property/ies)

Whereas, The undersigned being the Authorised Officer of the **Bank of Baroda** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice dated 01-07-2023** calling upon the Borrower **Smitta Abhijeet Ravan and Mr. Abhijeet Suresh Ravan** to repay the amount mentioned in the notice being **Rs. 14,70,116.74 plus interest from 01-07-2023 (Rupees Fourteen lakhs seventy Thousand one hundred sixteen and seventy four paise plus interest thereon plus other charges) against Term Loan Facility** within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has **taken possession** of the property described herein below in exercise of powers conferred on him/her under sub section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this **12th day of September of the year 2023.**

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Bank of Baroda** for an amount of **Rs. 14,70,116.74 plus interest from 01-07-2023 (Rupees Fourteen lakhs seventy Thousand one hundred sixteen and seventy four paise plus interest thereon plus other charges) against Term loan facility** and interest thereon.

The borrower's attention is invited to sub-section (8) of Section 13 in respect of time available to redeem the secured assets.


Description of the Immovable Property

All that part and parcel of the property consisting of House Located at Flat No. 8, First floor, B Wing, Survey No. 44 D, Adm. Area, 68.74 Sq.mtr. Shrinivas Sankul, Near Swaraj Mangal Karyalay, Koregaon Road, A/p Khed, Tal. and Dist. Satara 415002.

Bounded: **On the North** by : Satara- Koregaon Road, **On the South** by : Remaining property of Survey No. 79/12, **On the East** by : Remaining property of Survey No. 79/5, **On the West** by : Remaining property of Survey No. 79/3

Date : 12.09.2023
Place : Satara

(Avinash Devakare)
Chief Manager Satara Main Branch
Bank of Bardoa



AXIS BANK Ltd.

Branch Address :- Axis Bank Ltd., Agri Business Center, Stellar Enclave, 2nd Fir, Office. No. 203/204, Above Mac Donald's, Aundh, Pune- 411007
REGISTERED OFFICE :- "Trishul" 3rd Floor Opp. Samaratheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad-380006. Tele. No. 079-26409322

POSSESSION NOTICE For Immovable Properties

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas the undersigned being the Authorized Officer of **Axis Bank Ltd** under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued **Demand Notice Dated 17/05/2023** under Section 13 (2) of the said Act calling upon **Mr. Pratik Rajendra Zagade (Primary Applicant / Borrower), Mr. Rajendra Baburao Zagade, (Co-applicant / Mortgage), Mrs. Ratnamala Rajendra Zagade (Co – Applicant), Ms. Swapnali Rajendra Zagade Co – Applicant**), to repay the amount mentioned in the said Notice of **Rs.76,64,352.99/- (Rupees Seventy Six Lack Sixty Four Thousand Three Hundred Fifty Two and Ninety Nine Paisa only)** (this amount includes interest and penal interest applied till 30/04/2022 only) together with further interest thereon at the contractual rate of interest from 01/05/2022 till the date of repayment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment; within 60 days from the date of the said Notice.

The Borrower/Co-Borrower/Mortgagor/Guarantor mentioned here in above having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrower/Mortgagor/Guarantor and the others mentioned here in above in particular and to the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under section 13 (4) of the said Act read with the Rule 6 & 8 of the said Rules on this **13/09/2023**

The Borrower/Co-Borrower/Mortgagor/Guarantor and the others mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Axis Bank Ltd., for an amount of **Rs.76,64,352.99/- (Rupees Seventy Six Lack Sixty Four Thousand Three Hundred Fifty Two and Ninety Nine Paisa only)** (this amount includes interest and penal interest applied till 30/04/2022 only) together with further interest thereon at the contractual rate of interest from 01/05/2022 till the date of repayment. The borrower's attention is invited to provisions of sub – section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
(Secured Assets)

1-All that piece and parcel of plot no-215, area admeasuring about 222.95 Sq. Mtrs. along with RCC construction area admeasuring about 638.32 Sq.Ft i.e 59.32 Sq. Mtrs. (Built up) out of that (Old S.No20/1A, 20/1B/ 21/2, 23/1A,23/1B), New S.No-23/1A, 23/1B, 24/1,24/2, 26/1A, 26/1B , 26/2, in the society known as **RAJAS CO-OPERATIVE HOUSING SOCIETY LTD.** Situated at Katraj, Taluka-Haveli, Dist-Pune. Within the local limits and jurisdiction of Pune Municipal Corporation, tal. Haveli, Dist-Pune, also Sub-Registration office Haveli, Taluka-Haveli, Dist-Pune, and Owned by Mr. RAJENDRA BABURAO ZAGADE, and the total landed property is bounded by as per below. Boundaries:- **East-** By Property of Gat no-225 and 226, **West-** By internal Road. **North-** By Property of Plot no-214, **South-** By Property of Plot no-216 As well as Hypothecation of All Standing Crops both Present and Future.

Place : Yewat
Date : 13/ 09/ 2023.

Authorized Officer
Axis Bank Ltd



VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra. CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorised Officer of **Vastu Housing Finance Corporation Limited** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated **19-May-23** calling upon the borrower **Mr/Mrs. Swapnil Baburav Doshi (Applicant), Mr/Mrs. Shital Malikarjun Hipparge (Co Applicant)** to repay the amount mentioned in the demand notice bearing account number HL0000000052579 being loan of **Rs.1326220/- (Rupees Thirteen Lacs Twenty Six Thousand Two Hundred Twenty Only)** as on **16-May-23** within 60 days from the date of receipt of the said notices.

The borrowers having failed to repay the amount, notice is hereby given to the borrower, guarantor and the public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on this **12-Sep-23**.


The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Vastu Housing Finance Corporation Limited (Solapur Branch)** for an amount of **Rs.1326220/- (Rupees Thirteen Lacs Twenty Six Thousand Two Hundred Twenty Only)** and interest thereon, costs etc.

Description of Immovable property

Row House No. 37, Plot No. 2, Old S. No. 142/1/1, New S. No. 140/1/1, Shri Gururaj Park, Near Kisan Sankul And Roshan High School, On Akkalkot Road, Tal. North Solapur, Dist. Solapur Maharashtra, 413006

Date : 14.09.2023
Place : Solapur

Authorised officer
Vastu Housing Finance Corporation Ltd



TATA PLAY FIBER

Dear Customer, We at Tata Play Broadband Private Limited (TPBB) (formerly known as Tata Sky Broadband Pvt Ltd.) are committed to provide you with the best possible service. In case the services are unsatisfactory, or you have any query, you can contact us as under:

✉ Write to us at **care@tataplayfiber.com**

☎ TPBB Customer Care Number: **1-800-120-7777** (24x7 toll-free). Remember to take the docket/complaint number of your complaint/query.

📍 If you find our response unsatisfactory or your complaint unaddressed, appeal to Surjeet Mahapatra (Appellate Authority) Email: **appellateauthority@tataplayfiber.com** or call: 7982616399 (9:30 am to 6:30 pm, Mon-Friday).

🌐 Log on to **https://myaccount.tataplayfiber.co.in/Selfcare/** to access the status of your complaint on our web-based complaint monitoring system.

💳 **Make all payments online only on the Tata Play Fiber App or Tata Play self-care portal.** Tata Play Fiber /TPBB does not accept any payments, recharge or installation charges in cash or through any third party links and will not be responsible for any wrong payments or fraudulent entry or losses caused to customer due to any unauthorised third party / link.

For all other terms & conditions, please visit **www.tataplayfiber.com**

Registered Office: Unit 306, 3rd Floor, Windsor, Off C.S.T. Road, Kolina, Santacruz (East), Mumbai 400098. | CIN : U64204MH2015PTC267808

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Maharashtra Gramin Bank

Possession Notice
(Rule 8 (1) For movable / Immoveable Property)

Head Office : Plot No. 42, Gut No.33 (Part),Golwadi Village, Growth Center, Waluj Mahanagar IV, CIDCO, Aurangabad 431136
Regional Office : Near Kia Motors, Opp. R.K.Motowheels, Barshi Road, LATUR (Maharashtra) Pin : 413 531

Whereas, the undersigned being the **Authorised Officer / Regional Manager, Maharashtra Gramin Bank, Regional Office - Latur (Branch – Khamaswadi, Dist. Dharashiv)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No.54 of 2002) and in exercise of powers conferred under Section 13 (12) read with rule 8 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice on date calling upon the concerned Borrower / Guarantor fully described to repay the amount mentioned in the notice with further interest, incidental expenses & cost within 60 days from the date of receipt of the said notice.

The following borrower / Guarantor having failed to repay the amount, notice is hereby given to the under noted Borrower / Guarantor and the Public in general that the undersigned has taken **Symbolic Possession** of the property in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule No. 8 of the said Rules on following dates described as below.


The borrower in particular and the public in general is hereby cautioned not to deal with the movable / immovable assets / property and any dealing with the movable/ immovable assets / property will be subject to the charge of **Authorised Officer / Regional Manager, Maharashtra Gramin Bank, Regional Office - Latur (Branch – Khamaswadi, Dist. Dharashiv)** for the amount given & further interest, incidental expenses and cost.

Description of Movable / Immoveable Property

Name of the Borrower/Guarantor	Amount due in Rs.	Description Of Assets With Boundaries	Date of Demand Notice	Date of Symbolic Possession	Name of the Branch
Ms. Shankutala Vyankat Bandgar, At. Khamaswadi Tq. Kallamb Dist. Dharashiv Guarantor : 1. Mr. Vyankat Mahadev Bandgar, 2. Mr. Savta Tukaram Mali, At. Khamaswadi , Tq. Kallamb Dist. Dharashiv Loan Account No.80049883721	As On 16.02.2023 Rs. 3759345/- Plus interest, Costs, Charges, Expenses w.e.f. 16.02.2023	1. Survey No. 405 adm 2.40 hr at Khamaswadi, Kallamb, Dharashiv in the name of Shakuntala Vyankat Bandgar, East : Mal-Karnja Road, West : Sharadabai Bandgar, North: Laxman Sirsat, South : Satish Nirphal, 2. House Property No. 164/1 GPH Milkat No. 161/1 adm 1716 sq ft at Khamaswadi, Kallamb, Dharashiv in the name of Savta Tukaram Mali. East: Bol and Shambhu Mali, West : Ganesh Admille, North: Ratan Tambare, South: Ganpati Yadav	16.02.2023	12.09.2023	Khamaswadi, Dist. Dharashiv

Date : 13.09.2023
Place : Latur

Authorized Officer / Regional Manager
Maharashtra Gramin Bank, Regional Office : Latur



JANASEVA SAHAKARI BANK LTD; HADAPSAR, PUNE

Head Office, Pune, Law & Recovery Department
Plot No. 14, Hadapsar Industrial Estate, Hadapsar, Pune - 411013
Tel. 020-26704355, 26704403

RE-AUCTION SALE NOTICE

The undersigned being the Authorized Officer of **Janaseva Sahakari Bank Ltd., Hadapsar,Pune** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(4) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, has decided for sale of the properties described herein below on **"AS IS WHERE IS BASIS"**.

NAME OF THE BORROWERS & DUES.	DISCRPTION OF THE PROPERTY																																																																
(SASANENAGAR BRANCH) Mr.Gupta Jayvardhan Ramashray (Borrower) Mrs.Gupta Shikha Jayvardhan (Co-Borrower) Add- At Post-Loni Kalbhor,Pathare Wasi, Tal-Haveli Dist- Pune 412201. (Dues as on 30.06.2023 is Rs.78,55,748.00 (+) further Interest and Expences from 01.07.2023) Date of Bid :- Tuesday, 03.10.2023 Time - 11:30 AM. (SHANIPAR BRANCH) R S Associates (Partnership Firm) Partner's- 1.Mr.Gawade Ramesh Ganpat 2.Mr.Jagpat Sachin Kailas Add- Indu Chambers,Flat No.202,In front Of Bharat Petrol Pump,Wakadewadi,Shivajinagar Pune-411003. Mortgagor :-Mrs.Gawade Ashwini Ramesh Add-Flat No.503 Laxminarayan Kunj Society, Mula Road, Wakadewadi,Pune-411003. (Dues as on 30.06.2023 is Rs.50,27,722.23 (+) further Interest and Expences from 01.07.2023) Date of Bid :- Tuesday, 03.10.2023 Time - 11:45 AM. (SHANIPAR BRANCH) 1.Mr. Sachin Vikramrao Ghayal (Borrower) Add- a. Flat No. 503, Fifth Floor on Laxmi Narayan Sankul, Navshya Maruti Lane, Sinhgad Road, Pune 411051. b. 3384,Plot No140,Pannalal Nagar, Palthan, Tal,Palthan,Dist. Aurangabad-431005. 2.Mr.Shivaji Ramchandra Divekar (Guarantor/ Mortgage) Add-S.N.39, Nivrutti Devkar Residency,Jijau Banglow, Vadgoan Sheri,Pune – 411014. 3.Mr.Mukesh Babanrao Kale (Guarantor/ Mortgage) Add-Flat No. 903, SSK Ambrosia, S.N.18/4/17,Shewalwadi,Hadapsar,Pune – 412307. (Dues as on 28.02.2022 Rs.5,29,84,695.50 (+) further Interest and Expences from 01.03.2022) Date of Bid: Tuesday, 03.10.2023 Time:- 3:00 PM.	(Actual Possession) All that piece and parcel of Flat No-201, on the Second floor,area admeasuring 60.04 Sq.mtrs carpet along with Terrace area admeasuring 4.64 Sq.mtrs.,in Building No.D, in the project as "LA ROYAL-PHASE I" constructed on the property bearing Survey No.41, Hissa No.1A/1, Survey no.41, Hissa no.1B/4 situated at Gaon Mouje Undri Tal-Haveli Dist Pune. (Reserve Price Rs. 37.60 Lakh's) (Actual Possession) All that piece & parcel of the property bearing Flat No-5-A, on the first floor,area admeasuring 34.37 sq.mtrs.i.e. 370sq.ft.s. built up,Wing E-1,in the building known as Sunshine Nagar Sahakari Grihrachana Sanstha Maryadiit,Pune,constructed on land bearingS.No.37,Hissa No.1A,situated at Village Rahatani,Tal.Haveli,Dist.Pune and within the limits of Pimpri Chinchwad Municipal Corporation,Pune and within the jurisdiction of Sub-Registrar Haveli,Pune. (Reserve Price Rs. 17.76 Lakh's) <table><thead><tr><th>E- Wing (16 Flats) (Amt in Lacs)</th><th>E- Wing (16 Flats) (Amt in Lacs)</th></tr></thead><tbody><tr><td><table><thead><tr><th>Flat No.</th><th>Adm. Sq.ft</th><th>Res. 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Date of Bid :- Tuesday, 03.10.2023
Place of Bid - Janaseva Sahakari Bank Ltd.,Hadapsar,Pune Head Office Law & Recovery Department
Plot No.14, Hadapsar Industrial Estate,Hadapsar,Pune 411013.
For inspection of the properties,may be contacted to our Aundh Branch during 20.09.2023 to 21.09.2023 at 11:00AM to 04:00 PM

Terms and Conditions of the Public Auction

- Auction will be held on **"As is where is basis"**.
- To participate in the auction it is mandatory to deposit **Rs.5,00,000/-** for each propeties mentioned in **Sr.No.1 to Sr.No.2 & Rs.2,00,000/-** for each flat mentioned in **Sr.No.3** by Demand draft in favor of **"Janaseva Sahakari Bank Ltd.,Hadapsar,Pune"** with identity & residence proof.
- The Bid amount should be above Reserve Price.
- Bank is not responsible for known,unknown dues or charge on the property and also dues of taxes & Light bills,GST/TDS etc.
- The person whose bid will be accepted will have to deposit 25% of the bid amount on the auction day by a demand draft favoring **"Janaseva Sahakari Bank Ltd.,Hadapsar,Pune"**.
- The remaining 75% of bid amount to be deposited **within 15 days** from the date of auction failing which bid will be canceled and the 25% amount deposited by the bidder will be confiscated .
- On deposit of entire bid amount and confirmation of the auction by the Board of Directors the Authorized Officer will issue a Sale Certificate to the bidder on the strength of the same bidder will execute the sale deed of the said property bidder will bear all the expense for the registration of Sale Deed.
- The Authorized Officer is empowered to postpone, Cancel the auction,No any type of compensation can be claimed by the bidder from the bank in such case.
- The Authorized officer is empowered to decide,reject any objection or representation submitted by the borrower.

Place :- Pune.
Date :- 14.09.2023

Sd/-
(Vivek Shivajirao Ghoman)
Authorised Officer
Janaseva Sahakari Bank Ltd,Hadapsar Pune



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट,
मुंबई - ४०००२९. दूरध्वनी क्र. : ०२२-६९८८४७००
ई-मेल : sys@pegasus-arc.com यूआरएल : www.pegasus-arc.com

ई-लिलावाची जाहीर सूचना

सीक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सियल असेट्स अँड एन्फोर्समेंट ऑफ सीक्युरिटी इंटररेस्ट अँक्ट, २००२ सहपाचन सीक्युरिटी इंटररेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ व ९ (१) च्या तरतुदीअंतर्गत स्थावर मालमत्तेच्या विक्रीकरिता.

तमाम जनतेस व विशेषतः कर्जदार, सहकर्जदार व हमीदारांना याद्वारे सूचना देण्यात येत आहे की, खालील निर्देशित प्रतिभूत मालमत्ता ही प्रतिभूत धनको - पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड - पेगासस ग्रुप थर्टी नाइन ट्रस्ट १ (पेगासस) चे ट्रस्टी म्हणून आपल्या क्षमतेत कार्यरत - यांच्याकडे गहाण / प्रभारित आहे ज्यांनी खालील निर्देशित कर्जदारांच्या खालील निर्देशित प्रतिभूतीसंदर्भातील थकबाकीचे आरबीएल बँक यांच्याद्वारे सरफैसी कायदा, २००२ च्या तरतुदीअंतर्गत अभिहस्तांकन करार दि. ३१.०३.२०२१ अंतर्गत अभिहस्तांकन केले आहे. सरफैसी कायदा, २००२ च्या तरतुदीअंतर्गत सदर मालमत्तांची 'जशी आहे जेथे आहे', 'जशी आहे जी आहे' व 'जी काही आहे तेथे आहे' तत्वावर दि. ३०.०९.२०२३ रोजी विक्री करण्यात येत आहे.

पेगाससच्या प्राधिकृत अधिकार्यांनी सरफैसी कायदा व सरफैसी नियमाच्या तरतुदीअंतर्गत दि. २८.१०.२०२२ रोजी खालील निर्देशित मालमत्तांचा प्रत्यक्ष ताबा घेतला आहे.

लिलावाचा तपशील खालीलप्रमाणे आहे :

कर्जदार / सहकर्जदार / हमीदाराचे नाव :	१. मे. भक्ती गार्मेट्स (कर्जदार), २. कुशल भारत तावटी (सहकर्जदार / हमीदार) आणि ३. अर्चना नागेश चव्हाण (सहकर्जदार / हमीदार)
थकबाकीचा तपशील, ज्याकरिता प्रतिभूत संपत्तीची विक्री करण्यात येत आहे :	दि. १०.०९.२०२१ रोजीनुसार रु. ९४,५४,७४९.९५/- (रु. चौऱ्याणव लाख चौपन्न हजार सातशे एकोणपन्नास व पंचाणव पैसे मात्र) अधिक दि. ११.०९.२०२१ पासून प्रदान व वसुलीच्या तारखेपर्यंतचे कंत्राटी दराने पुढील व्याज तसेच मूल्य, प्रभार व खर्च रक्कम.
विक्री करण्यात येत असलेली प्रतिभूत संपत्ती अर्थात स्थावर मालमत्तेचा तपशील :	गहाणवटदार : श्री. कुशल तावटी व अर्चना नागेश चव्हाण यांच्याद्वारे. पुढील विवरणीत बेसमेंट कमर्शियल युनिट/कार्यालयाचा सर्व तो भाग व भूखंड : कार्यालय क्र. ८/११, मोजमापित ६५० चौ. फूट चटई क्षेत्रफळ अर्थात बिल्टअप क्षेत्र ७२.४५ चौ. मी., परमार क्लासिक कॉन्डोमिनियम येथील "परमार क्लासिक" नावाने ज्ञात इमारतीच्या बेसमेंटमधील, सर्व्हे क्र. ३९०/४१३, घर क्र. ८९७, सिनेगॉंग स्ट्रीट, कॉम्प, पुणे - ४११ ००१ व सीमा पुढीलप्रमाणे : पूर्वेस या त्या दिशेस : रस्ता - सिनेगॉंग स्ट्रीट, पश्चिमेस या त्या दिशेस : लिफ्ट वेलकडे जाणारा जिना, दक्षिणेस या त्या दिशेस : कॉमन पैसेज व गुल सीएचएस, उत्तरेस या त्या दिशेस : युनिट क्र. १२.
सेरसाई :	सीक्युरिटी इंटररेस्ट आयडी - ४०००३२७०६२३७ असेट आयडी : २०००३२६५२६९०
राखीव मूल्य, ज्या खाली प्रतिभूत मालमत्तेची विक्री केली जाणार नाही :	रु. ८६,४०,०००/-
इसारा रक्कम ठेव :	रु. ८,६४,०००/-
दावे, काही असल्यास, जे मालमत्तेकरिता करण्यात आलेले आहेत तसेच प्रतिभूत धनकोंना ज्ञात अन्य देणी व मूल्य :	माहीत नाही
मालमत्तेचे परीक्षण :	दि. २५.०९.२०२३ रोजी स.११.०० ते दु. १.००.
संपर्क व्यक्ती व दूरध्वनी क्रमांक :	श्री. नयीन शर्मा : ७०४५३०३७४४, कु. प्रेरणा आढाव ८८७९८०२१७०
बोली सादरीकरणाची अंतिम तारीख :	दि. २९.०९.२०२३ रोजी सायं. ५.०० पर्यंत.
बोली उघडण्याची तारीख व ठिकाण :	ई-लिलाव/बोली वेबसाइट (https://sarfaesi.auctiontiger.net) च्या माध्यमातून दि. ३०.०९.२०२३ रोजी स.११.०० ते दु. १.०० या वेळेत.

सदर सूचना ही सीक्युरिटी इंटररेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ व ९ (१) अंतर्गत वरील निर्देशित कर्जदार / हमीदारांना पंधरा (१५) दिवसांची सूचनासुद्धा आहे.

ई-लिलावात सहभाग घेण्याकरिता आपल्या बोली सादर करण्यापूर्वी विक्रीच्या विस्तृत अटी व शर्तीकरिता कृपया प्रतिभूत धनकोंची वेबसाइट अर्थात <http://www.pegasus-arc.com/assets-to-auction.html> वर दिलेली लिंक पाहावी. बोलीदारांनी वेबसाइट <https://sarfaesi.auctiontiger.net> येथेही भेट द्यावी किंवा सेवा प्रदाते मे. ई- प्रोक्युरमेंट टेक्नॉलॉजीस लि., ऑक्शन टायगर बोलीदार सहाय्य क्र. ०७९ - ६८९३६८०५/६८९३६८३७, मोबा. + ९१ ९९७८५९९८८८, ई-मेल : ramprasad@auctiontiger.net व support@auctiontiger.net येथे संपर्क साधावा.

ठिकाण : पुणे
दिनांक : १४.०९.२०२३

प्राधिकृत अधिकारी
पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप थर्टी नाइन ट्रस्ट-१चे ट्रस्टी)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **30/09/2023** from **11.00 a.m. to 1.00 p.m.** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support: Mob. : 9265562821/9265562818/9265562819 & Help Line Nos.: 079-68136813/68136880; Mr. Ramprasad Mobile No. +91 8000023297, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net and support@auctiontiger.net.
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details. (Details of bidder form is annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to submitted by the bidder).
7. **Intending Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group Thirty Nine Trust I, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 409819116154 Account Name: - Pegasus Group Thirty Nine Trust I, Bank Name: M/s RBL Bank Ltd., Nariman Point Branch, IFSC Code: RATN0000155.**
8. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs.1,00,000 (Rupees One Lakh).**
9. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately (i.e. on the same day or not later than next working day) on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (7). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
10. In default of payment within the said period, the sale will automatically stand cancelled and the entire deposit made by the successful bidder together with the earnest money shall be forfeited. Without any notice the property shall be resold.

11. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
12. The sale is subject to confirmation by Pegasus. If the borrower/guarantor/(s) pay the amount due to Pegasus in full before date of sale, no sale will be conducted.
13. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
14. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
15. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
16. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002, the conditions mentioned above and the conditions mentioned in the public notice dated 14/09/2023.
17. The sale is subject to **"As is where is", "As is what is", and "Whatever there is"** with all known and unknown liabilities.
18. **This publication is also a 15 days notice to the aforementioned borrowers/guarantors under Rule 8 & 9(1) of The Security Interest (Enforcement) Rules, 2002.**
19. Further enquiries may be clarified with Assistant Manager, Mr. Navin Sharma and the Authorized Officer, Ms. Prerana Aadhav at the Office:-Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Email: navin@pegasus-arc.com & prerana@pegasus-arc.com, Contact: Mr. Navin Sharma 7045303744 & Ms. Prerana Aadhav 8879802170

Special Instructions:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Pegasus nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Mumbai
Date: 14/09/2023

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Nine Trust 1)

DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL

Name(s) of Bidder (in Capital)

www.elsevier.com/locate/jmb / www.sciencedirect.com / www.ymbsci.com

Yes

No

11

Amount In Figure

Name & Signature

ANNEXURE-II
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____ ,

Date : ____ / ____ / ____

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature: _____

Name: _____

Address: _____

eMail ID: _____